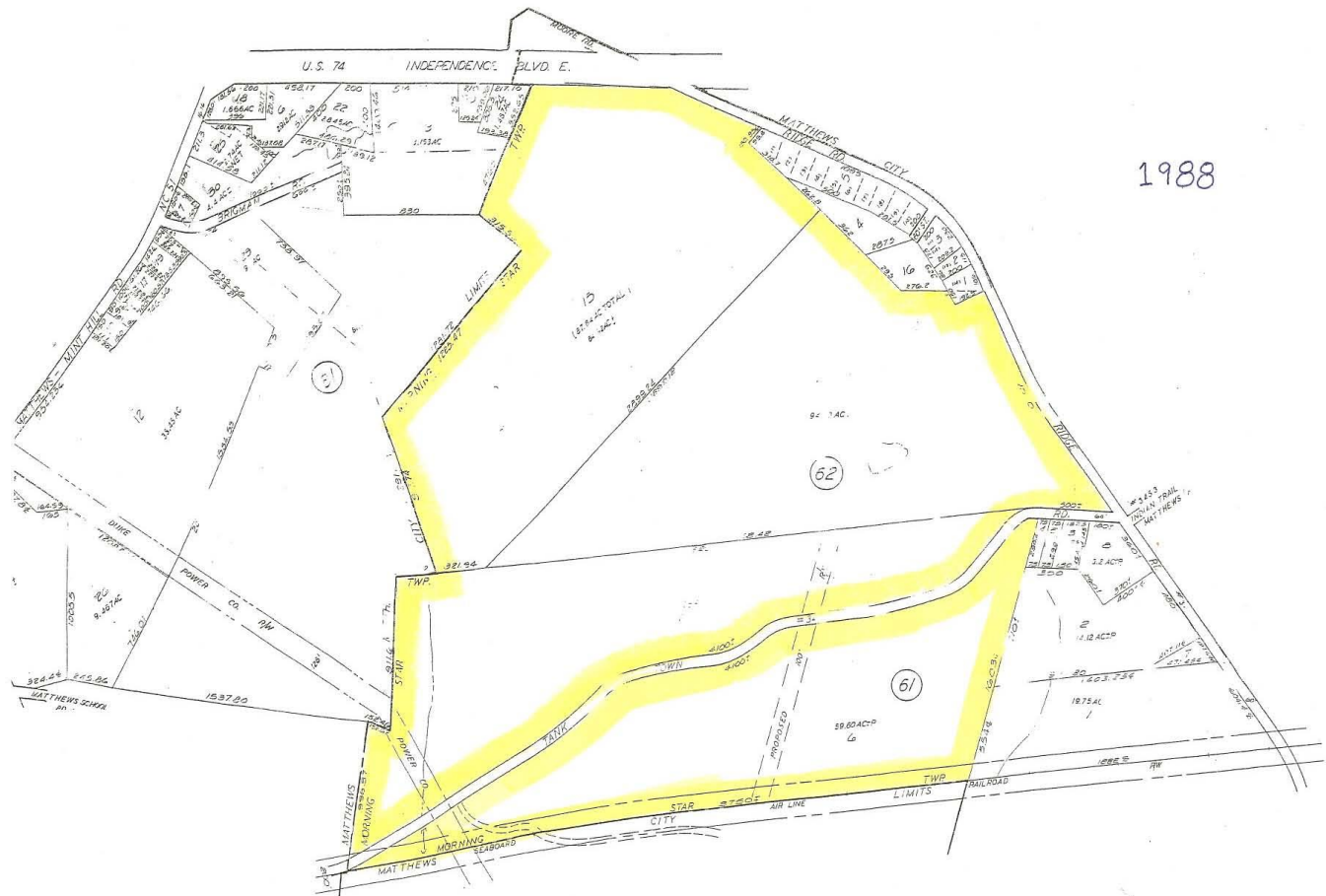


History and Overview of Proposed Sportsplex in Matthews

Presentation to Mecklenburg County
Economic Development Committee
December 8, 2009



Acquisition of Land in 1980s for Landfill Purposes

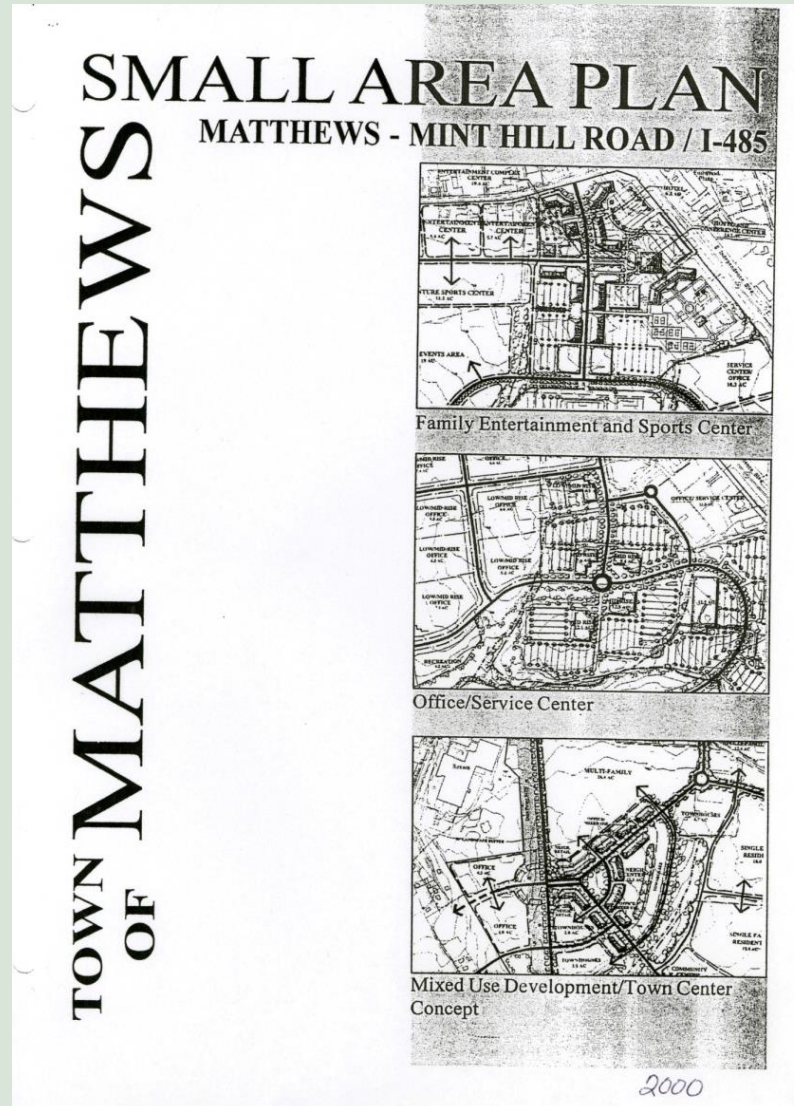


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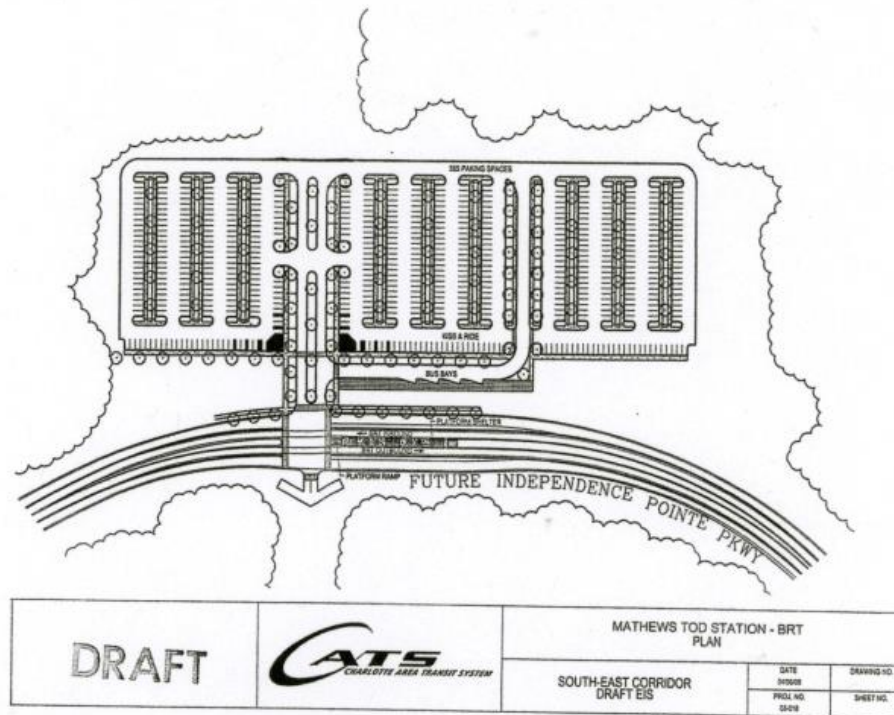
Not the Most Ideal Site for Landfill, Reserve Hold Released in 1999



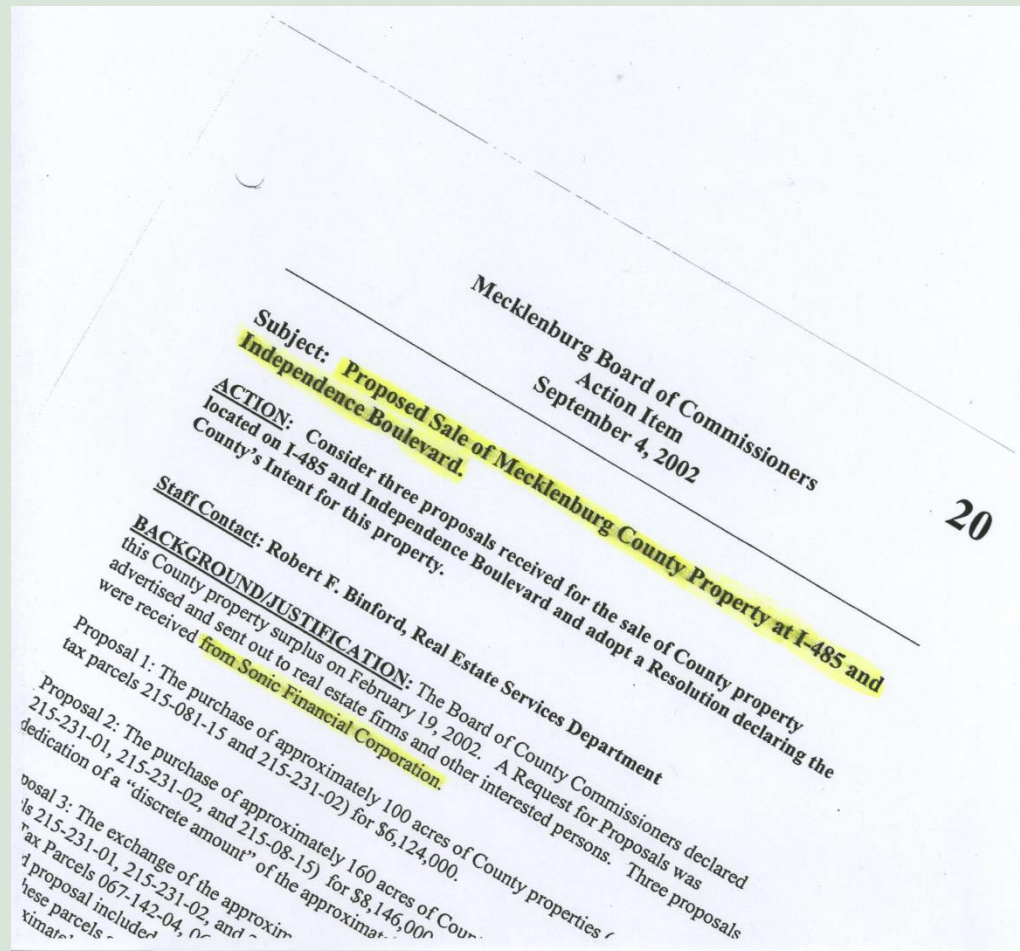
Initial Jointly-Funded Future Build-out Study in 2000



Southeast Transit Corridor Incorporated into Site



County Received Bid from Sonic Financial in 2002



Ongoing Public Participation and Design Concept Review by County and Town

Open House for public comment
January 26, 2000
Presentation to Matthews Board of Commissioners
February 28, 2000
Presentation to Mecklenburg County Commission
March 7, 2000
Public hearing/comment session
March 13, 2000
Joint Town Board/County Commission meeting
March 21, 2000
Public meeting
July 13, 2000
Stakeholder group sessions
Fall 2000
Public comment meeting
January 29, 2001
Private property owners and Town/County staff
February 2001
Presentation to Matthews Board of Commissioners
July 9, 2001
Presentation to County Commission
July 10, 2001
Public comment session
September 10, 2001
Town Board held public hearing on new zoning district for area
December 9, 2002

Application for County Park Bonds in 2006 for Public-Private Partnership

Field Sportsplex and Family Entertainment District Proposal

Public/Private Partnership:

Mecklenburg County / Town of Matthews / The Keith Corporation



Mecklenburg County Parks and Recreation



Town of Matthews, North Carolina



THE KEITH CORPORATION

The Keith Corporation

June 2006

Woolpert Hired in 2007 By Both County and Town to Design Layout of Sportsplex and Family Entertainment District



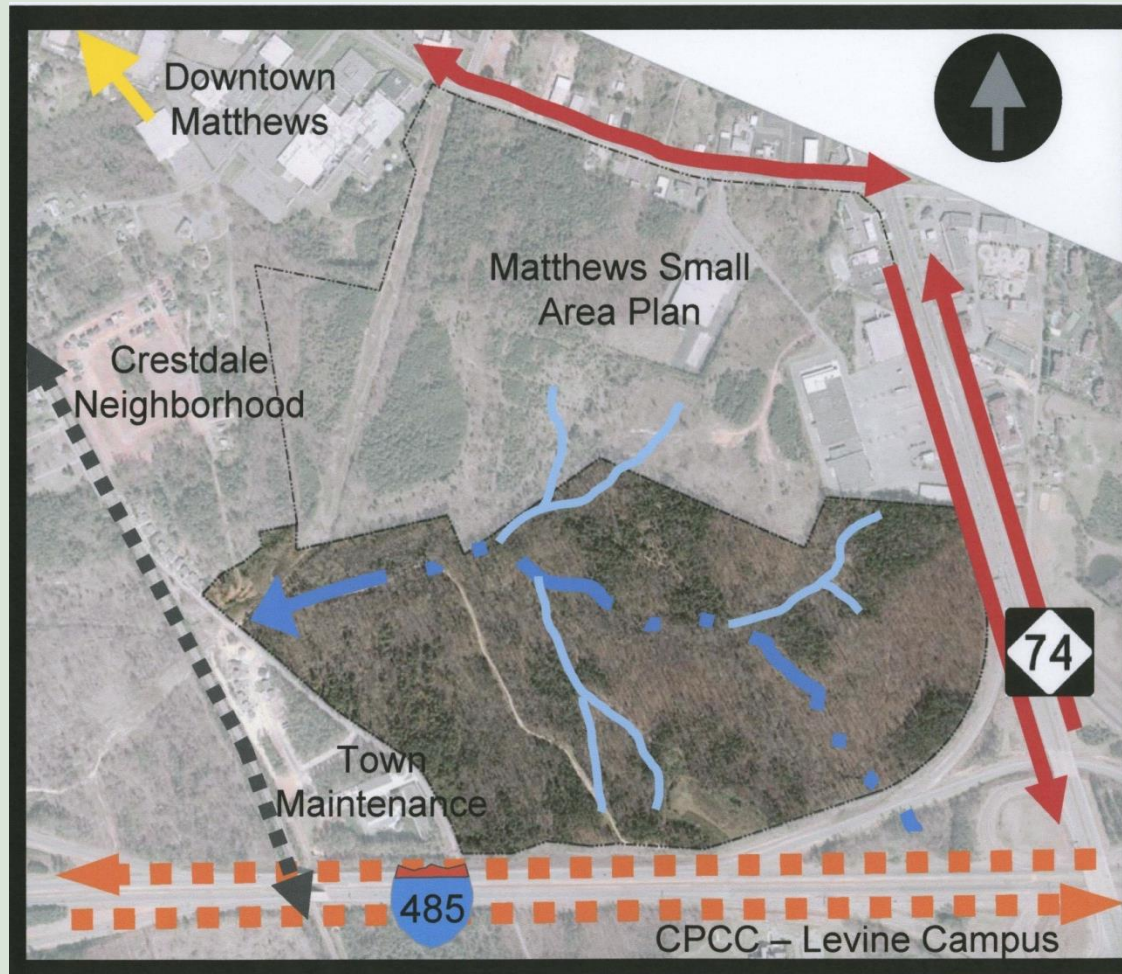
County Bond Referendum in November 2008 Approved \$25M to Complete Sportsplex



Sportsplex and Family Entertainment District Concepts Hinge on Each Other



Roads, Utilities, Grading, Storm Water Improvements, Greenway/Open Space Amenities Must be Jointly Designed and Built



Mecklenburg County Commissioners and Matthews Town Board Have Approved the 2007 Sportsplex Design



Architectural Massing Plan

Conceptual Land Use Categories

10.10.2007
REVISED

Legend

- 1 Independence Pointe Parkway
alignment with CATS R.O.W.
- 2 Medium Density Residential
(Townhomes, Garden Apartments)
Three to Four Stories and Parking
Proposed Residential Unit Count 350
Proposed Parking Spaces 525
- 3 Family Entertainment District
Buildings Two to Three Stories with One or Two
Stories of Loft Apartments
Proposed Square Footage 800,000sf
Proposed Residential Unit Count 400
Proposed Parking Spaces 400
- 4 Family Entertainment
Business/Commercial
Buildings Three to Four Stories, No Residential
Proposed Square Footage 300,000sf
- 5 High Density Residential
Buildings are Six to Seven Stories with Possible
Parking on One or Two Stories
Proposed Residential Unit Count 700
Proposed Parking Spaces 350
- 6 Hotel (6.1)
Full Service Hotel, Five to Six Stories with
Structural Parking, 350 Rooms, Restaurant,
Meeting Rooms/Conference Space
Hotel (6.2)
Limited Service Hotel, Three to Four Stories, 125
Rooms, Limited Food, Beverage Service
- 7 Commercial Support Services
Buildings One to Two Stories, Partial First Floor
Parking
Proposed Square Footage 175,000sf
- 8 Commercial/Office
Buildings Four to Six Stories with First Floor
Parking
Proposed Square Footage 400,000sf
- 9 Commercial/Business
Independence Pointe Parkway
Stand Alone Buildings are One Story, Balance of
Buildings with Two Stories, All Surface Parking
Proposed Square Footage 150,000sf
- 10 Phase One (Prior to CATS Station, No Garage)
Surface Parking Spaces 200
Phase Two
Shared Parking Garage
Three Levels of Parking Over First Level Family
Entertainment District
Proposed Parking Spaces (Garage) 600
- 11 "Great Park"
Total Acreage 3.3
- 12 Greenway (Typ.)
25ft. Wide x 1 Linear Foot
Total Acreage 6.75
- 13 Discovery Place/Interactive Center
Total Square Footage 50,000sf
13.1 Discovery Place Plaza
- 14 Future Surface Parking
Proposed Parking Spaces 125
- 14.1 Phase One
Surface Parking
Proposed Parking Spaces 150
Phase Two
Shared Parking Garage
(If Warranted) Three Story Shared Garage for
Family Entertainment, Business District &
Commercial Support Services on First Floor
Proposed Parking Spaces (Garage) 600
- 15 Stream Buffer
Blue Line Streams Plus Required Buffers
Total Acreage 2.1
- 16 Mitigation Area
Total Acreage 1.70
- 17 Proposed Land Swap Area
Total Acreage 1.5
- 18 Non-Developable Land
Total Acreage 2.2
- 19 On Street Parking (Parallel Parking)
Proposed Parking Spaces #950



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Town of Matthews Small Area Plan
matthews.northcarolina

Family Entertainment Bus. Commercial

10.05.2007



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Character Images

Town of Matthews
Small Area Plan
Matthews, NC

High Density Residential

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Town of Matthews
Small Area Plan
Matthews, NC

Parking Garages

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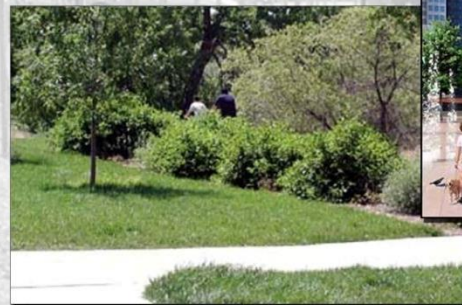
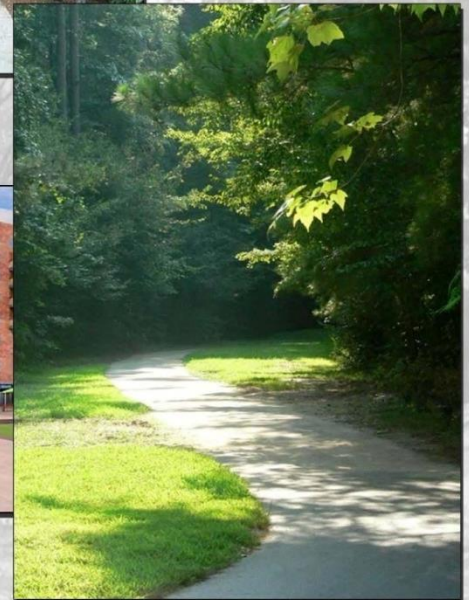
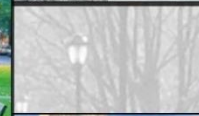
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Town of Matthews
Small Area Plan
Matthews, NC

Greenways

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Town of Matthews
Small Area Plan
Matthews, NC

